

IMPORTANT NOTICE TO APPLICANT:  
Make check for the total Processing Fee Payable to: Board of County Commissioners.

**FOR OFFICIAL USE ONLY:**

Agenda Date: 8-30-13  
Tentative No.: T- 23404-1-NEW  
Received Date: 8-20-13

**FEES:**  
P.W.W.M. ----- \$1,872.00  
Plus \$10.90 per site in excess of 6 sites ----- \$65.40  
P.E.R.A. ----- \$210.00  
**PRINT \$2,147.40**

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$128.84 \*Not applicable within Municipalities  
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,276.24 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 54 S. Rge.: 39 E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.

1. Name of Proposed Subdivision: PALMERA AT CORAL WAY

2. Owner's Name: CENTURY HOMEBUILDERS GROUP, LLC

Phone: 305-218-3600

Address: 782 NW 42nd AVE, SUITE 650

City: MIAMI

State: FL

Zip Code: 33126

Owner's Email Address: phernandez@chbsfl.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP.

Phone: 305-598-5101

Address: 9360 SW 72nd STREET, SUITE 200

City: MIAMI

State: FL

Zip Code: 33173

Surveyor's Email Address: ed@asomiami.com

4. Folio No(s): 30-4910-003-0470 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: WEST 1/2 OF TRACT 31 LESS THE SOUTH 15 FEET IN SECTION 10, TWP 54S, RANGE 39E, J.G.HEAD'S FARMS SUBD. P.B. 46, PG 44, MIAMI-DADE COUNTY, FLORIDA

6. Street boundaries: SW 26th STREET AND SW 145th AVE.

7. Present Zoning: RU-1M(a)

Zoning Hearing No.: CZAB10-21-09

8. Proposed use of Property:

Single Family Res.( 12 Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

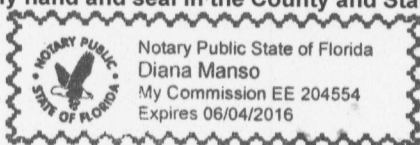
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): SERGIO PINO, MGR.

BEFORE ME, personally appeared SERGIO PINO this 5 day of August, 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known \_\_\_\_\_ or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5 day of August, 2013 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Diana Manso)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/06S

TENTATIVE PLAT T-23404-S-COR.  
PALMERA AT CORAL WAY  
SECTION 10, TWP. 54 S, RGE. 39 E  
ZONING: RU-1M(a) MIAMI-DADE COUNTY

S.W. 26th ST. (CORAL WAY)

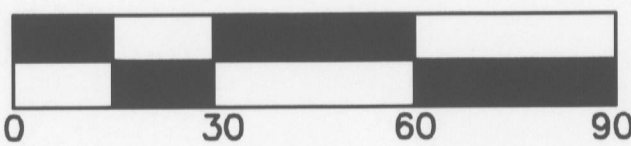
S.W. 147th AVE.

WEST LINE OF  
SECTION 10-54S-39E

# TENTATIVE PLAT OF PALMERA AT CORAL WAY

A RESUBDIVISION OF TRACT 31, J.G. HEAD'S FARMS, PLAT BOOK 46 AT PAGE 44  
LYING IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1" = 30'



PORTION OF TRACT 16  
J.G. HEAD'S FARMS SUBDIVISION  
(P.B. 46, PG. 44)

PORTION OF TRACT 16  
J.G. HEAD'S FARMS SUBDIVISION  
(P.B. 46, PG. 44)

S.W. 145th AVE. (THEORETICAL)

West line of Tract 31  
Section 10-54S-39E

N02°15'10"W

610.11'(M&R)

Limits of this Plat

N02°15'10"W

610.11'(M&R)

Prop. 10' Util. Easement

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## ABBREVIATION (IF ANY APPLIED)

A = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH. = ASPHALT  
B.M. = BENCH MARK  
Bk/Corr. = BLOCK CORNER  
CALC. = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C = CENTER LINE  
CHBR. = CHORD BEARING  
C.L.F. = CHAIN LINK FENCE  
CL = CLEAR  
CONC. = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
Ø = DIAMETER  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.D/H = FOUND DRILL HOLE  
F.H. = FIRE HYDRANT  
F.N/D = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE

F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEAS(W) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
M = MONUMENT LINE  
NTS = NOT TO SCALE  
P/W = PARKWAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = POINT OF CURVATURE

P.I. = POINT OF INTERSECTION  
P = PROPERTY LINE  
P.P. = POWER POLE  
P.R.M. = PERMANENT REFERENCE  
MONUMENT  
P.T. = POINT OF TANGENCY  
RAD. = RADIAL  
REC. (R) = RECORDED  
RES. = RESIDENCE  
R/W = RIGHT OF WAY  
SEC. = SECTION

S.D/H = SET DRILL HOLE  
S.N/D = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE  
S.R.B. = SET REBAR  
STY = STORY  
SWK = SIDEWALK  
T.O.P. = TOP OF BANK  
U.E. = UTIL. EASEMENT  
W.P. = WOODEN POLE  
S = SECTION LINE

## CONTACT PERSON INFORMATION

NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

MANION AT SON FIRST ADD.  
(P.B. 167, PG. 97)

LOT 13, BLK 3  
LOT 11, BLK 3

SITE ADDRESS: 144XX S.W. 26th STREET, MIAMI FLORIDA 33184  
JOB NUMBER: 13-542  
DATE OF SURVEY: JULY 20, 2013  
REVISION DATE: SEPT. 12, 2014

## LEGAL DESCRIPTION:

THE WEST 1/2 OF THE TRACT 31 IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE SOUTH 15 FEET FOR ROAD RIGHT-OF-WAY, THE PLAT OF J.G. HEAD'S FARMS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Community Panel No.120635-431, bearing an effective date of September 11, 2009. Base elevation of 9.00.

Land Area of Subject Property: 2.31 Acres(+/-)

The Property is Zoned RU-1Ma (Single Family-Modified) Resolution No. czab10-21-09

The precision of traverse for this Boundary Land Title Survey is one part in 44,000. The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are refer to an assume meridian of N.02°14'43"W. for the centerline os S.W. 147th AVE. also being the west line of Sec.10, Township 54S, Range 39E, Miami-Dade County.

Dade County Flood Criteria = 8.3

Number of Lots: Twelve residential lots

Bench Mark used: BM P-4057, Elevation 9.12 at S.W. 147th AVE. & 26th ST.

Proposed use: 12 Single Family C.B.S. Residences in lots 1-12

## SURVEYOR'S CERTIFICATE

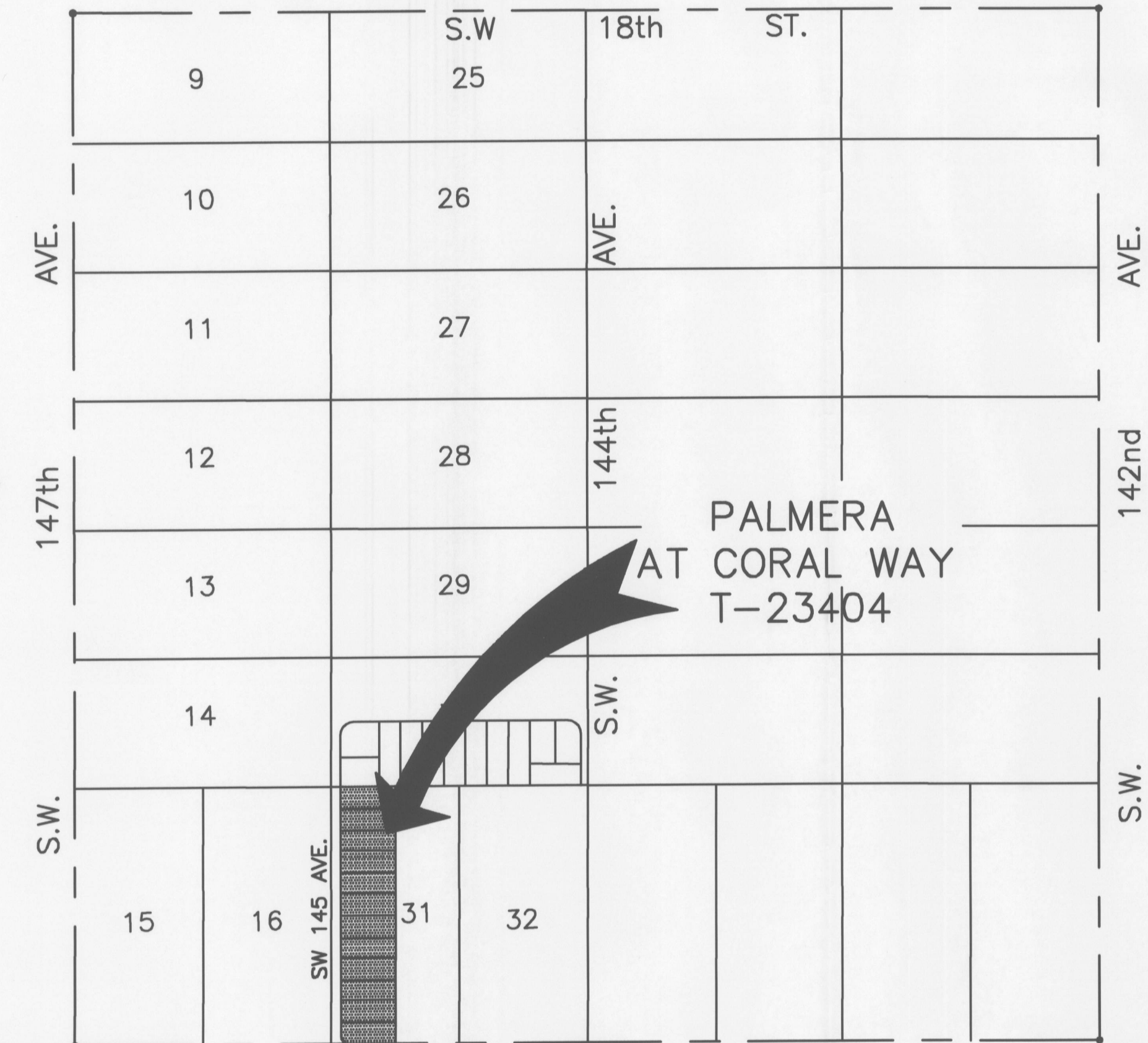
WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORDS ON THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

American Services of Miami, Corp.

Ed Pino  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER No. 6771  
STATE OF FLORIDA  
DATE: SEPT. 12, 2014

## LOCATION MAP

1"=300'



SW 1/4 OF SEC. 10-54-39

## GENERAL SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/16 FOOT FOR NATURAL GROUND SURFACES AND 1/32 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

NOT VALID UNLESS SEALED WITH AN EMBESSED SURVEYOR SEAL

This drawing is the property of Ed Pino, Surveyor of Dade and shall not be used or reproduced in whole or in part without permission of American Services of Miami, Corp.

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers, Planners, Surveyors

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MIAMI, FLORIDA, 33173  
TEL: (305) 598-5101  
FAX: (305) 598-8627  
ASOMIAMI.COM

TENTATIVE FOR PALMERA AT CORAL WAY  
T-23404

FOR: CENTURY HOMEBUILDERS  
SCALE: 1"=30'  
DATE: 9/12/14  
DRAWN BY: C.A.  
CHECKED BY: E.P.  
FIELD BOOK No.  
PAGE No. 1  
DESIGNED BY: E.P.  
APPROVED BY: E.P.

ORDER No.  
13-542  
SHEET No.  
1